

ORDINANCE NO. 20141016-047

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4204 MANCHACA ROAD AND 2008 FORT VIEW ROAD FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY (CS-1-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district to commercial liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0103, on file at the Planning and Development Review Department, as follows:

0.159 acre tract of land, more or less, out of the Charles H. Riddle Survey, Abstract No. 676 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4204 Manchaca Road and 2008 Fort View Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property shall comply with the following regulations:
 - 1. the maximum height, as defined by City Code, is 60 feet;
 - 2. the maximum building coverage is 75 percent;
 - 3. the maximum impervious cover is 90 percent;
 - 4. the maximum floor-area-ratio is 1:1;
 - 5. the minimum setbacks are: 10 feet for front yard,
10 feet for street side yard;
 - 6. the minimum lot size is 5,750; and,
 - 7. the minimum lot width is 50 feet.



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.159 ACRES ZONING DESCRIPTION
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.159 ACRES (APPROXIMATELY 6,924 SQ. FT.) IN THE CHARLES H. RIDDLE SURVEY, ABSTRACT NO. 676, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 20 AND 21, E.A. SIMS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 295 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.159 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the west right-of-way line of Manchaca Road (right-of-way width varies), being the northwest corner of a 1267 square feet tract, described in Volume 2254, Page 321 of the Deed Records of Travis County, Texas, also being in the north line of said Lot 21 and being also the southeast corner of Lot 2, Harlan Addition, a subdivision of record in Volume 12, Page 48 of the Plat Records of Travis County, Texas, from which a mag nail found in the west right-of-way line of Manchaca Road, being the southwest corner of said 1267 square feet tract, also being the northwest corner of a 1344 square feet tract described in Volume 2268, Page 157 of the Deed Records of Travis County, Texas, being also the south line of said Lot 21, and also being the north line of said Lot 20, bears South 31°21'45" West, a distance of 75.71 feet;

THENCE North 77°49'35" West, crossing said Lot 21, a distance of 54.83 feet to a calculated point for the **POINT OF BEGINNING**:

THENCE continuing across said Lot 21 and said Lot 20, the following twenty-six (26) courses and distances:

1. South 26°07'55" West, a distance of 12.84 feet to a calculated point;
2. South 63°03'39" East, a distance of 3.51 feet to a calculated point;
3. South 26°45'45" West, a distance of 22.58 feet to a calculated point;
4. North 62°32'01" West, a distance of 12.36 feet to a calculated point;
5. South 31°57'04" West, a distance of 1.72 feet to a calculated point;
6. North 63°04'03" West, a distance of 13.66 feet to a calculated point;
7. North 26°04'20" East, a distance of 1.69 feet to a calculated point;

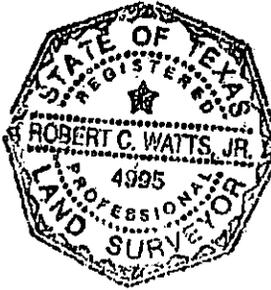
8. North 63°16'15" West, a distance of 8.19 feet to a calculated point;
9. South 27°18'32" West, a distance of 42.75 feet to a calculated point;
10. North 62°48'33" West, a distance of 23.24 feet to a calculated point;
11. North 26°46'34" East, a distance of 10.46 feet to a calculated point;
12. North 61°54'57" West, a distance of 12.94 feet to a calculated point;
13. North 26°27'31" East, a distance of 5.59 feet to a calculated point;
14. North 62°41'59" West, a distance of 4.93 feet to a calculated point;
15. North 26°45'54" East, a distance of 11.76 feet to a calculated point;
16. North 62°39'11" West, a distance of 37.29 feet to a calculated point;
17. North 26°47'21" East, a distance of 28.64 feet to a calculated point;
18. North 29°19'19" East, a distance of 3.41 feet to a calculated point;
19. North 29°41'19" East, a distance of 26.41 feet to a calculated point, from which a 1/2" rebar found in the north line of said Lot 21, same being the south line of said Lot 2, bears North 44°20'05" West, a distance of 17.65 feet;
20. South 63°25'28" East, a distance of 57.44 feet to a calculated point;
21. North 27°26'30" East, a distance of 2.01 feet to a calculated point;
22. South 63°15'19" East, a distance of 3.70 feet to a calculated point;
23. South 26°23'59" West, a distance of 2.48 feet to a calculated point;
24. South 63°28'58" East, a distance of 35.46 feet to a calculated point;
25. South 25°52'16" West, a distance of 9.16 feet to a calculated point;
26. South 64°07'44" East, a distance of 11.28 feet to the **POINT OF BEGINNING**, containing 0.159 acres of land, more or less.

Page 2

Surveyed on the ground June 14, 2014. Bearing Basis: Grid Azimuth for Texas Central Zone state plane coordinates, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 122-004-Z1.

rwatts

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
T.X.B.P.L.S. Firm No. 10124500

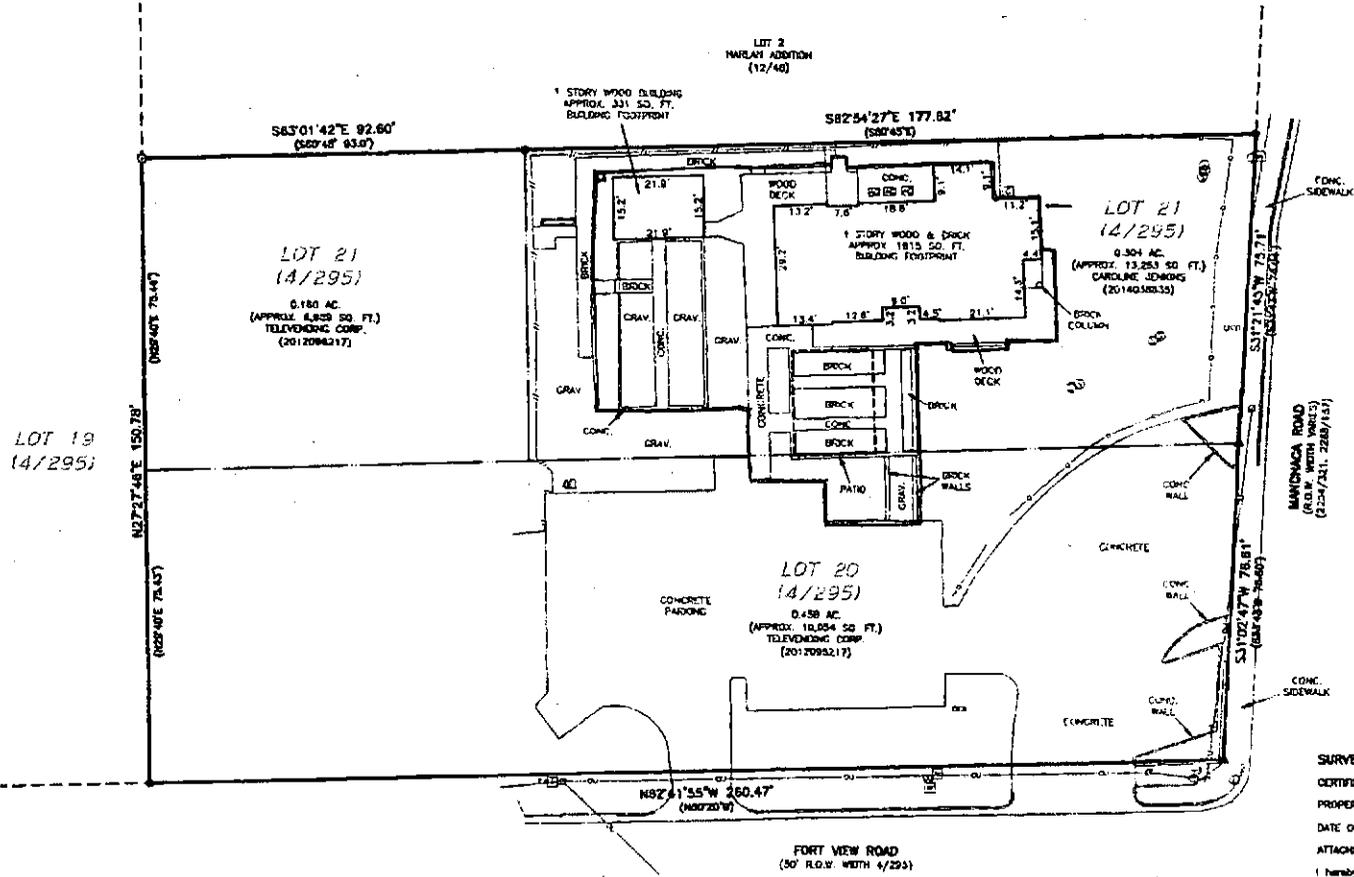
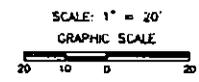


6.17-14

A SURVEY OF 0.922 ACRES (APPROX. 40,179 SQ. FT.), BEING A PORTION OF LOTS 20 AND 21, E.A. SIMS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 295 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE



SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
 PROPERTY ADDRESS: 8404 Manchaca Rd.
 DATE OF SURVEY: 06/14/14
 ATTACHMENTS: Notes and Bounds Descriptions

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and show the visible improvements designated by the client, for the purpose of this survey, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted herein.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1B, Condition 2, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Seventh Edition, prepared by the Texas Society of Professional Surveyors.

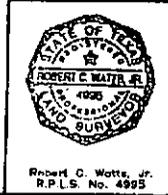
Robert C. Watts, Jr. 6-17-14
 Robert C. Watts, Jr. Date
 Registered Professional Land Surveyor
 State of Texas No. 4985

TITLE COMMITMENT NOTE:

This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional easements or restrictions not shown hereon. No additional easement research was done for the purpose of this survey.

THIS IS A SURFACE DRAWING.
 DEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NOS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT 78580.
 4" ALUMINUM DISK SET IN CONCRETE
 SURFACE COORDINATES
 N 10052056.08
 E 3100780.22
 TEXAS STATE PLANE COORDINATES
 N 10057055.37
 E 3100480.17
 COMBINED SCALE FACTOR = 0.99990010 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 THETA ANGLE: 1'10"40"

LEGEND			
●	1/2" REBAR FOUND	⊠	ELECTRIC PULL BOX
○	1/2" IRON PIPE FOUND	⊠	TRAFFIC SIGNAL POLE
▲	NAG NAIL FOUND	⊠	TELEPHONE UTILITY
⊕	CONTROL POINT/BENCHMARK LOCATION	⊠	GAS UTILITY
⊠	WATER METER	⊠	AC PAD
⊕	WATER VALVE	⊠	CLEANOUT
⊕	SPRINKLER CONTROL VALVE	⊠	SEIK
⊠	UTILITY POLE	⊠	WIRE FENCE
⊠	GUY WIRE	⊠	WROUGHT IRON FENCE
⊠	OVERHEAD UTILITIES	⊠	WOOD FENCE
⊠	ELECTRIC UTILITY	P.O.B.	POINT-OF-BEGINNING
⊠	ELECTRIC MANHOLE	()	RECORD INFORMATION



Chaparral
 Professional Land Surveying, Inc.
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PROJECT NO.: 122-004
 DRAWING NO.: 122-004-GASE
 PLOT DATE: 06/17/2014
 PLOT SCALE: 1"=20'
 DRAWN BY: RCW
SHEET 01 OF 01

